

FORM A - APPLICATION COVER LETTER

Framingham Planning Board

Memorial Building • Room B-37 • 150 Concord Street

Framingham, MA 01702-8373

(508) 532-5450 • planning.board@framinghamma.gov



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Office Use Only	Project Number: <u>PR-001-16</u>	Public Hearing Date: <u>February 4, 2016</u>	Filing Fee: <u>\$ 200—</u>
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In accordance with the requirements set forth in the Town of Framingham Zoning By-law, the undersigned hereby petitions the Planning Board for one or more approvals for the premises indicated below.

General Property Information

Applicant's Information

Name: Normandy Real Estate Partners

Phone: 617-443-0710

Address: 99 Summer Street, Boston, MA 02110

Email: JNicholson@normandyrealty.com

Project Contact Information

Name: Katherine Garrahan, Bowditch & Dewey, LLP

Phone: 508-879-5700

Address: 175 Crossing Boulevard, Suite 500, Framingham, MA 01702

Email: kgarrahan@bowditch.com

Property Owner Information (if different than Applicant)

Name: NREF III Pleasant LLC

Phone: 617-443-0710

Address: 99 Summer Street, Boston, MA 02110

Email: JNicholson@normandyrealty.com

Engineer/Land Surveyor Information

Name: Kelly Engineering Group

Phone: 781-843-4333

Address: 0 Campinelli Drive, Braintree, MA 02184

Email: dmackwell@kellyengineeringgroup.com

General Property Information

Property Address(es): 15 Pleasant Street Connector, 16 Pleasant Street Connector and 86 R New York Avenue RR

Framingham Assessor's Information:

Parcel I.D: 95/83/5965

095-83-5965

Parcel I.D: 95/83/3846

095-83-3846

Parcel I.D: 95/83/2486

095-83-2486

AM on 1/5/16

Zoning District: Technology Park and General Manufacturing

Overlay District: AL #1/A

Precinct Number: 7

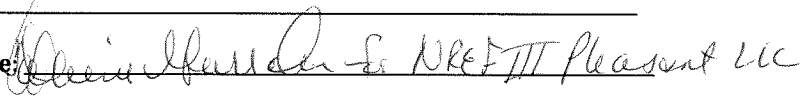
The record title stands in the name of: NREF III Pleasant LLC

Submission Type (Please check all that apply and complete respective forms)

FORMS A, B, and C ARE REQUIRED

<input type="checkbox"/>	Site Plan Review Major (FORM E)
<input type="checkbox"/>	Site Plan Review Minor (FORM E)
<input type="checkbox"/>	Modification to Site Plan of new gross floor area greater than 1,000 sq. ft. of new gross floor area (FORM G)
<input type="checkbox"/>	Minor Modification to an Approved Site - Minor Engineering Change (FORM G)
<input type="checkbox"/>	Minor Modification to an Approved Site - Insignificant Plan Change (FORM G)
<input type="checkbox"/>	Special Permit (FORM L)
<input type="checkbox"/>	Special Permit – Land Disturbance (FORM J)
<input type="checkbox"/>	Special Permit – Neighborhood Cluster Development (FORM L)
<input type="checkbox"/>	Special Permit – Agriculture Preservation Development or Open Space Cluster Development (FORM L)
<input type="checkbox"/>	Special Permit – Planned Unit Development (PUD)
<input type="checkbox"/>	Modification to Special Permit (FORM G)
<input checked="" type="checkbox"/>	Extension of Time – Approved Site Plan Review and/or Special Permit (FORM H)
<input type="checkbox"/>	Repetitive Petition - Consideration of a petition for a rehearing from the Zoning Board of Appeals (FORM L)
<input type="checkbox"/>	Public Way Access Permit (FORM F)
<input type="checkbox"/>	Scenic Roadway Modification (FORM I)
<input type="checkbox"/>	Approval Not Required (FORM K)
<input type="checkbox"/>	Preliminary Subdivision
<input type="checkbox"/>	Definitive Subdivision
<input type="checkbox"/>	Application to Modify Zoning District
<input type="checkbox"/>	Other:

Authorized Signature – Applications shall not be accepted without a required signature

As the Owner (or authorized designee), I make the following representations:	15 Pleasant Street Connector 16 Pleasant Street Connector
1. I hereby certify that I am the owner (or authorized designee) of the property located at <u>86 R New York Avenue RR</u>	
2. I hereby certify that the applicant named on this application form has been authorized by the owner to apply to develop and/or use the property listed above for the purposes indicated in this application package.	
3. I hereby certify that the agent, engineer, and/or architect listed on this application have been authorized to represent this application before the Planning Board to conduct site visits on the property.	
4. I will permit the Planning Board to conduct site visits on the property.	
5. Should the ownership of this parcel change before the Planning Board has acted on this application, I will provide updated information and new copies of this signature page.	
Owner (or authorized designee) Name:	<u>Katherine Garrahan for NREF III Pleasant LLC</u>
Owner (or authorized designee) Signature:	
* If applying on-line by typing your name in the above boxes you certify, under the pains and penalties of perjury, that the information on this application is true and complete.	

Project Description – Brief description of the project

To renovate and expand existing five story office building; upgrade and expand off-street parking facility; add curb cut on Firmin Avenue in Southborough; construct retaining wall; construct a sidewalk and install lighting, landscaping, infrastructure and other site improvements at 15 and 16 Pleasant Street Connector and 86 RR New York Avenue Rear.

List of all submitted materials (include document titles and dates) below.

- (1) Notice of Decision (2014 Decision) dated January 23, 2014;
- (2) Approved Site Plan under 2014 Decision dated July 26, 2013, revised through December 20, 2013;
- (3) Land Court Docket evidencing abutter's appeal and settlement;
- (4) Southborough Building Permit dated March 31, 2015;
- (5) Marketing Materials for MetroTech 9/90; and
- (6) Abutters List (delivered to Planning Board by Framingham Assessors Office).

Zoning and Use of Surrounding Property Information

	Zoning Designation	Land Use
Parcel(s) of the North	TP	Industrial, Office, Corporate Headquarters
Parcel(s) of the East	TP, M and B	Industrial, Office, Corporate Headquarters
Parcel(s) of the South	B and M-1	Industrial, Office, Corporate Headquarters
Parcel(s) of the West	Southborough, Industrial	Conservation, Retail

Fiscal Information

Current Assessed Value of the Site	\$
Estimated Value of Project-related Improvements	\$
Current Total Local Tax Revenue from Site	\$
Estimated Post-development Local Tax Revenue	\$
Estimated Number of Project Related Jobs Created	Construction Jobs:
	Permanent Jobs: Part-time Jobs:

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

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FORM H - REQUEST FOR AN EXTENSION OF TIME APPLICATION**Framingham Planning Board**

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 Framingham, MA 01702-8373
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Request for an Extension of Time to a Site Plan Review or Special Permit Decision**Property Information**

Address of Property: <u>15 Pleasant Street Connector, 16 Pleasant Street Connector and 86 R New York Avenue RR</u>		Precinct#: <u>7</u>
Framingham Assessor's Information:	Parcel I.D: <u>95/83/5965</u> <u>095-83-5965</u>	} AM on 1/15/16
	Parcel I.D: <u>95/83/3846</u> <u>095-83-3846</u>	
	Parcel I.D: <u>95/83/2486</u> <u>095-83-2486</u>	
Zoning District(s): <u>Technology Park and General Manufacturing</u>		Overlay District(s): <u>HC #1A</u>
The record title stands in the name of: <u>NREF III Pleasant LLC</u>		

List of Modification Permits

Decision Type (Site Plan Review/Special Permit)	Sections of the Zoning By-law	Date Approved by the Planning Board
Site Plan Review and Special Permits	See attached Exhibit A	February 20, 2014

Brief Description

Brief description for the Planning Board to consider when reviewing the Application – please state the “Good Cause” for the Planning Board to understand the request for the extension of the two (2) year period of time.

- (1) The Applicant was required to pursue and await the determination of an appeal from February 20, 2014 to April 16, 2014;
- (2) Despite the Applicants best efforts, a tenant or tenants have not been identified to lease and occupy the site. The Applicant continues to work diligently to complete a leasing process and has done some preliminary build out under Southborough building permit.

Required Documents – Please attach a copy of the Decision(s) for consideration for an extension of time.

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Exhibit A

Approved Permits and Zoning By-Law Sections

I. Site Plan Review and Special Permit for Proximity to Principal Use, Reduction in Loading Requirement, Reduction in Landscape Buffer, Increase in Floor Area Ratio and Land Disturbance pursuant to Sections III.G., III.L., IV.A., IV.B., IV.C., IV.G., IV.H.2., IV.I., and V.E. of the Framingham Zoning By-Law.

II. Special Permit for Reduction in the Required Number of Parking Spaces pursuant to Section IV.B. of the Framingham Zoning By-Law.

Current Re-codified Zoning By-Law Sections

I. Site Plan Review and Special Permit for Proximity to Principal Use, Reduction in Loading Requirement, Reduction in Landscape Buffer, Increase in Floor Area Ratio and Land Disturbance pursuant to Sections II.B.6, II, F., IV.A., IV.B, IV.C., IV.E., V.F., VI.E., and VI.F. of the Framingham Zoning By-Law.

II. Special Permit for Reduction in the Required Number of Parking Spaces pursuant to Section IV.B. of the Framingham Zoning By-Law.